

# 2012 Jasper County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Jasper County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Jasper County the average tax bill for all taxpayers increased 12.8%. This large tax bill rise was the result of a 5.2% increase in the tax levy of all local government units and a drop in local property tax credits. Jasper County certified net assessed value increased 3.4%, mostly due to rising farmland assessments. A levy increase that exceeded assessment growth caused tax rates to rise in most Jasper County tax districts, but Jasper County's tax rates are so low that few taxpayers were eligible for tax cap credits.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	12.8%	\$25,492,145	\$2,180,976,357	0.0%
Change		5.2%	3.4%	0.0%
2011	2.0%	\$24,224,545	\$2,109,581,561	0.0%

## Homestead Property Taxes

Homestead property taxes increased 12.7% on average in Jasper County in 2012. Tax rates in most Jasper County tax districts increased. The county average tax rate rose by 1.8%. Jasper County's local property tax credit rate decreased in 2012, which combined with higher rates to cause the rise in homestead property tax bills. Jasper County's tax rates were so low that no homesteads were eligible for tax cap credits in 2012.

## Net Tax Bill Changes - All Property Types

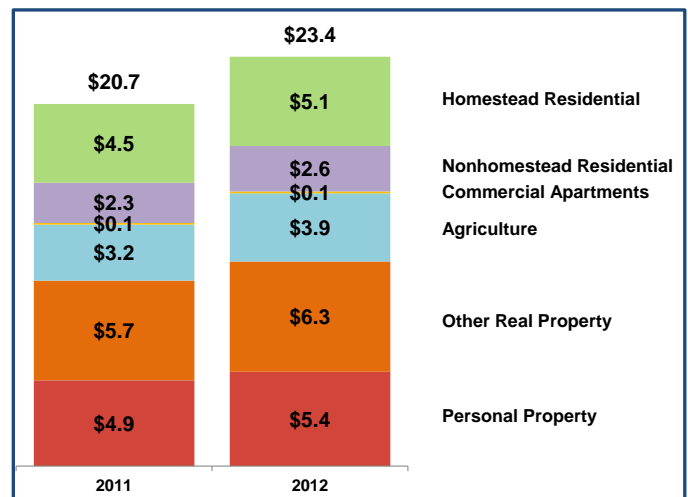
The largest part of Jasper County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 12.8% in Jasper County in 2012. Net taxes were higher on all property categories. Net taxes on agricultural property saw a particularly large increase because of a big rise in assessed value.

## Comparable Homestead Property Tax Changes in Jasper County

	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	7,807	88.4%
No Change	273	3.1%
Lower Tax Bill	748	8.5%
<b>Average Change in Tax Bill</b>	<b>12.7%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	1,156	13.1%
10% to 19%	3,621	41.0%
1% to 9%	3,030	34.3%
0%	273	3.1%
-1% to -9%	452	5.1%
-10% to -19%	193	2.2%
-20% or More	103	1.2%
<b>Total</b>	<b>8,828</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates increased in all but one of Jasper County's tax districts. The average tax rate rose by 1.8%, because a levy increase was not quite offset by a smaller increase in net assessed value.

Levies in Jasper County increased by 5.2%. The largest levy increases were in the county unit, mainly due to increases in the emergency ambulance and medical services – fire fund and the cumulative capital improvement fund. Rensselaer Central Schools saw an increase in its debt service fund, and Kankakee Valley Schools increased their transportation fund. Jasper County Public Library had decreases in its library capital projects and debt funds.

Jasper County's total net assessed value increased 3.8% in 2012. Agricultural assessments rose 15.1%. Other net assessed values changed by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments grew only 1.5%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$1,256,981,834	\$1,274,688,100	1.4%	\$562,596,097	\$574,448,561	2.1%
Other Residential	252,383,500	253,996,200	0.6%	251,436,358	253,262,221	0.7%
Ag Business/Land	432,138,300	497,196,100	15.1%	431,791,000	496,810,540	15.1%
Business Real/Personal	1,434,565,706	1,413,941,391	-1.4%	1,315,690,541	1,334,028,735	1.4%
<b>Total</b>	<b>\$3,376,069,340</b>	<b>\$3,439,821,791</b>	<b>1.9%</b>	<b>\$2,561,513,996</b>	<b>\$2,658,550,057</b>	<b>3.8%</b>

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Jasper County were \$6,975, which rounds to 0.0% of the levy. This is lower than the state average percentage of the levy of 9.2%, and the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Jasper County's tax rates were among the lowest in the state. All of Jasper County's tax cap credits were in the elderly category.

Tax cap losses in all local government units in Jasper were very small as a percentage of levies. In dollar terms, the Kankakee Valley Schools and the county lost the most.

## Tax Cap Credits by Category

Tax cap credits increased slightly in Jasper County in 2012 by \$3,431. This was a 96.8% increase over the very small 2011 credit total, but the percentage of the levy lost to credits remained near zero. Tax rate increases in 2012 meant that there were more older homeowners qualified for the elderly tax credit.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$0	\$0	\$0	0.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
<b>Elderly</b>	3,544	6,975	3,431	96.8%
<b>Total</b>	\$3,544	\$6,975	\$3,431	96.8%
<b>% of Levy</b>	0.0%	0.0%		0.0%

### Jasper County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	41,054,860	24,527,032	24,244,333	24,224,545	25,492,145	-40.3%	-1.2%	-0.1%	5.2%
State Unit	50,524	0	0	0	0	-100.0%			
Jasper County	7,587,069	6,050,272	5,729,390	5,571,406	5,986,780	-20.3%	-5.3%	-2.8%	7.5%
Barkley Township	11,236	11,220	11,103	10,669	10,794	-0.1%	-1.0%	-3.9%	1.2%
Carpenter Township	82,430	80,737	77,178	80,500	81,068	-2.1%	-4.4%	4.3%	0.7%
Gillam Township	37,900	36,969	25,852	32,693	36,466	-2.5%	-30.1%	26.5%	11.5%
Hanging Grove Township	16,623	16,358	16,453	15,642	15,913	-1.6%	0.6%	-4.9%	1.7%
Jordan Township	18,682	18,465	18,458	17,453	17,836	-1.2%	0.0%	-5.4%	2.2%
Kankakee Township	60,611	59,193	55,430	43,338	56,152	-2.3%	-6.4%	-21.8%	29.6%
Keener Township	227,135	215,507	214,570	205,515	206,580	-5.1%	-0.4%	-4.2%	0.5%
Marion Township	92,729	89,066	88,715	84,464	84,408	-4.0%	-0.4%	-4.8%	-0.1%
Milroy Township	0	0	0	0	17,648				
Newton Township	21,530	22,476	22,363	21,488	21,724	4.4%	-0.5%	-3.9%	1.1%
Union Township	13,338	13,266	12,876	12,623	12,602	-0.5%	-2.9%	-2.0%	-0.2%
Walker Township	100,278	91,436	91,476	86,606	85,361	-8.8%	0.0%	-5.3%	-1.4%
Wheatfield Township	69,283	64,756	58,290	63,127	84,623	-6.5%	-10.0%	8.3%	34.1%
Rensselaer Civil City	1,189,665	1,308,364	1,125,863	1,193,656	1,268,876	10.0%	-13.9%	6.0%	6.3%
Demotte Civil Town	795,085	755,663	737,292	700,709	812,156	-5.0%	-2.4%	-5.0%	15.9%
Remington Civil Town	290,743	250,475	271,889	259,890	266,054	-13.9%	8.5%	-4.4%	2.4%
Wheatfield Civil Town	104,836	101,622	102,988	98,775	107,294	-3.1%	1.3%	-4.1%	8.6%
Kankakee Valley School Corp	18,242,784	8,795,840	9,082,493	9,256,618	9,510,719	-51.8%	3.3%	1.9%	2.7%
Rensselaer Central School Corp	7,562,593	3,684,986	3,384,219	3,575,115	3,966,750	-51.3%	-8.2%	5.6%	11.0%
West Central School Corp	497,074	256,771	287,925	259,127	314,040	-48.3%	12.1%	-10.0%	21.2%
Tri County School Corp	2,472,612	1,107,868	1,358,963	1,285,905	1,291,875	-55.2%	22.7%	-5.4%	0.5%
Remington Public Library	70,968	69,971	68,226	68,022	68,893	-1.4%	-2.5%	-0.3%	1.3%
Jasper County Public Library	1,439,132	1,425,751	1,402,321	1,281,204	1,167,533	-0.9%	-1.6%	-8.6%	-8.9%
Northwest Indiana Solid Waste Management	0	0	0	0	0				
Remington Redevelopment Commission	0	0	0	0	0				
Rensselaer Redevelopment Commission	0	0	0	0	0				

### Jasper County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
37002	Carpenter Township	1.0750	24.1035%	--	--	--	--	--	0.8159
37003	Remington Corp (Carpenter)	1.6635	24.1035%	--	--	--	--	--	1.2625
37019	Barkley Township	0.9750	24.1035%	--	--	--	--	--	0.7400
37020	Gillam Township	0.9615	24.1035%	--	--	--	--	--	0.7297
37021	Hanging Grove Township	1.0057	24.1035%	--	--	--	--	--	0.7633
37022	Jordan Township	1.0047	24.1035%	--	--	--	--	--	0.7625
37023	Kankakee Township	1.0672	24.1035%	--	--	--	--	--	0.8100
37024	Keener Township	1.1089	24.1035%	--	--	--	--	--	0.8416
37025	Demotte Corp (Keener)	1.6684	24.1035%	--	--	--	--	--	1.2663
37026	Marion Township	1.0215	24.1035%	--	--	--	--	--	0.7753
37027	Rensselaer Corp (Marion)	1.6008	24.1035%	--	--	--	--	--	1.2150
37028	Milroy Township	1.0330	24.1035%	--	--	--	--	--	0.7840
37029	Newton Township	0.9956	24.1035%	--	--	--	--	--	0.7556
37030	Union Township North	1.0669	24.1035%	--	--	--	--	--	0.8097
37031	Union Township South	0.9733	24.1035%	--	--	--	--	--	0.7387
37032	Walker Township	1.1111	24.1035%	--	--	--	--	--	0.8433
37033	Wheatfield Township	1.1142	24.1035%	--	--	--	--	--	0.8456
37034	Wheatfield Corp (Wheatfield)	1.5439	24.1035%	--	--	--	--	--	1.1718

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Jasper County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	0	0	0	6,975	6,975	25,492,145	0.0%
<i>TIF Total</i>	0	0	0	0	0	1,075,437	0.0%
<i>County Total</i>	0	0	0	6,975	6,975	26,567,582	0.0%
Jasper County	0	0	0	1,303	1,303	5,986,780	0.0%
Barkley Township	0	0	0	1	1	10,794	0.0%
Carpenter Township	0	0	0	3	3	81,068	0.0%
Gillam Township	0	0	0	0	0	36,466	0.0%
Hanging Grove Township	0	0	0	0	0	15,913	0.0%
Jordan Township	0	0	0	0	0	17,836	0.0%
Kankakee Township	0	0	0	1	1	56,152	0.0%
Keener Township	0	0	0	121	121	206,580	0.1%
Marion Township	0	0	0	25	25	84,408	0.0%
Milroy Township	0	0	0	0	0	17,648	0.0%
Newton Township	0	0	0	9	9	21,724	0.0%
Union Township	0	0	0	2	2	12,602	0.0%
Walker Township	0	0	0	7	7	85,361	0.0%
Wheatfield Township	0	0	0	3	3	84,623	0.0%
Rensselaer Civil City	0	0	0	792	792	1,268,876	0.1%
Demotte Civil Town	0	0	0	1,130	1,130	812,156	0.1%
Remington Civil Town	0	0	0	21	21	266,054	0.0%
Wheatfield Civil Town	0	0	0	18	18	107,294	0.0%
Kankakee Valley School Corp	0	0	0	2,049	2,049	9,510,719	0.0%
Rensselaer Central School Corp	0	0	0	1,165	1,165	3,966,750	0.0%
West Central School Corp	0	0	0	0	0	314,040	0.0%
Tri County School Corp	0	0	0	49	49	1,291,875	0.0%
Remington Public Library	0	0	0	3	3	68,893	0.0%
Jasper County Public Library	0	0	0	273	273	1,167,533	0.0%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
Remington Redevelopmnt Comm	0	0	0	0	0	0	
Rensselaer Redevelopmnt Comm	0	0	0	0	0	0	
TIF - Carpenter Township	0	0	0	0	0	523,844	0.0%
TIF - Remington Corp (Carpenter)	0	0	0	0	0	82,863	0.0%
TIF - Rensselaer Corp (Marion)	0	0	0	0	0	468,730	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.